173.0	0004	0021.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	783,100 /	783,100
USE VALUE:	783,100 /	783,100
ASSESSED:	783,100 /	783,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		TANAGER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DAVEY ROBERT ANDREW
Owner 2:	DAVEY KATHRYN
Owner 3:	
Street 1:	15 TANAGER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WOLFRUM BURGESS JENNIFER A -
Owner 2:	-
Street 1:	15 TANAGER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,686 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1913, having primarily Vinyl Exterior and 2114 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4686.000	390,700		392,400	783,100
Total Card	0.108	390,700		392,400	783,100
Total Parcel	0.108	390,700		392,400	783,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.47 | /Parcel: 370.4

Legal Description

User Acct
115280
GIS Ref
GIS Ref
Insp Date
07/27/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Parcel ID 173.0-0004-0021.0

!13450!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	390,700	0	4,686.	392,400	783,100	783,100	Year End Roll	12/18/2019
2019	101	FV	294,500	0	4,686.	392,400	686,900	686,900	Year End Roll	1/3/2019
2018	101	FV	332,700	0	4,686.	347,600	680,300	680,300	Year End Roll	12/20/2017
2017	101	FV	332,700	0	4,686.	291,500	624,200	624,200	Year End Roll	1/3/2017
2016	101	FV	332,700	0	4,686.	291,500	624,200	624,200	Year End	1/4/2016
2015	101	FV	315,100	0	4,686.	252,300	567,400	567,400	Year End Roll	12/11/2014
2014	101	FV	315,100	0	4,686.	243,900	559,000	559,000	Year End Roll	12/16/2013
2013	101	FV	315,100	0	4,686.	232,100	547,200	547,200		12/13/2012

PRINT

Date	Time
12/11/20	03:24:13

LAST REV

Date	Time
09/24/20	12:15:13
jorourke	

PAT ACCT. 13450

USER DEFINED

Prior Id # 1:	115280
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WOLFRUM BURGESS	75113-197	1	7/14/2020		890,000	No	No		
WETMORE DIANA R	45762-432		8/1/2005		543,000	No	No		
EYNON THOMAS	28843-141		7/16/1998		339,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/27/2012	1544	Manual	15,346	C				
9/13/2010	2002	Redo Kit	25,000					
6/1/2009	414	Re-Roof	5,400					

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	MM	Mary M
7/27/2018	Inspected	PH	Patrick H
6/19/2018	MEAS&NOTICE	BS	Barbara S
4/12/2013	Info Fm Prmt	MM	Mary M
10/31/2008	Meas/Inspect	355	PATRIOT
12/12/2005	MLS	MM	Mary M
12/23/1999	Mailer Sent		
12/21/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4686		Sq. Ft.	Site		0	70.	1.20	8									392,407						392,400	

Total AC/HA:	0.10758	Total SF/SM:	4686	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	392,407	Spl Credit		Total:	392,400

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.34033525
Const Adj.:	0.99989998
Adj $ / SQ:	167.525
Other Features:	109272
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	479983
Depreciation:	89277
Depreciated Total:	390706

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	4	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

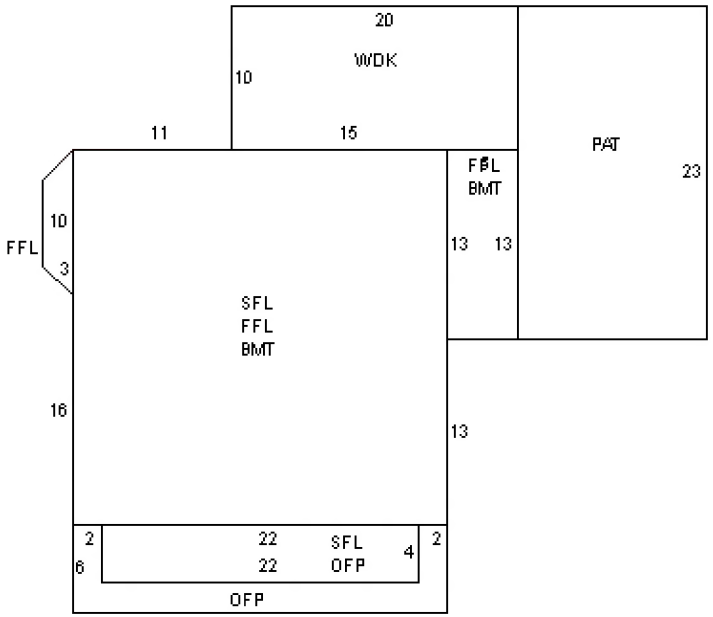
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	184.28
Special Features:	0	Val/Su Net:	133.94
Final Total:	390700	Val/Su SzAd	256.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	764	167.530	127,989
FFL	First Floor	757	167.530	126,817
BMT	Basement	741	87.450	64,799
PAT	Patio	299	3.500	1,048
WDK	Deck	200	11.000	2,200
OFP	Open Porch	156	27.070	4,224

Net Sketched Area:	2,917			Total:	327,077
Size Ad	1521	Gross Are	2917	FinArea	2114

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

173.0-0004-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	